



## **CITY OF SUNNYVALE ADMINISTRATIVE HEARING**

**MINUTES**  
**Wednesday, July 26, 2006**

**2006-0601 – Hsiu-Ye Lin** [Applicant] **Dee A Hast Trustee** [Owner]: Application for a Special Development Permit on a 13,242 square foot site to allow the operation of a dance studio in an existing building. The property is located at **954 East El Camino Real** (near Eleanor Way) in a C-2/PD (Highway Business/Planned Development) Zoning District. (APN: 313-02-006)

In attendance: Hsiu-Ye Lin, Applicant; Son Qui, Applicant; Long Win, Owner; Andrew Miner, Administrative Hearing Officer; Gerri Caruso, Project Planner; Luis Uribe, Staff Office Assistant.

**Mr. Andrew Miner**, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Mr. Miner announced the subject application.

**Gerri Caruso**, Project Planner, stated that the applicant proposes to operate a dance school from an existing commercial building. The applicant plans to conduct lessons for up to 35 adults at one time. The applicant proposes to operate from 9:00 a.m. to Midnight seven days a week.

The site was formerly used as a moving truck rental business. The applicant proposes to make use of the existing building on site, with no façade changes. The rear undeveloped portion of the existing site would be paved and landscaped for parking area.

**Mr. Miner opened the public hearing.**

**Hsiu-Ye Lin**, Applicant, received and reviewed a copy of the staff report. Ms. Lin mentioned that her main concern was with parking and that a majority of her students will carpool. The applicant stated that she is hoping the city will be lenient when it comes to parking as long as it does not become a problem for the neighbors.

Ms. Caruso stated that street parking is allowed but that a Public Works condition is to stripe the curb in front of the business red due to visibility issues. She also mentioned that the zoning does allow multiple stories but that this application is only for the operation of a dance studio in an existing building.

**Son Qui**, Applicant, stated that instead of removing three parking spaces and replacing it with landscaping, Mr. Qui asked if the current parking scheme can continue to be used. Ms. Caruso stated that the purpose for requesting elimination of those parking spaces was to get the 15 foot landscaping which is required and to get the public utilities.

**Long Win**, Owner, had some questions regarding landscaping and parking requirements.

**Mr. Miner closed the public hearing.**

**Mr. Miner approved the application subject to the Findings and Conditions of Approval located in the staff report with the following modifications. Condition 1.A. the dance studio will have a maximum attendance of 21 students at one time with hours of operation from 9am to 10pm.**

**Mr. Miner stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.**

The meeting was adjourned at 2:38 p.m.

Minutes approved by:

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Andrew Miner, Principal Planner